

Term	Existing Zoning Bylaw Definition (Changes to 2RD in red)	Second Reading Draft (2RD) Definition (Changes from Current Code in red) (Phrases being dropped are crossed out)	Proposed Zoning Bylaw Definition (Changes from 2RD in blue)	Notes
<b>Abandonment</b>	The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.	The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.	The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.	No Change between drafts, keep language.
<b>Accessory Use</b>	-	A use that is incidental and subordinate to, and customarily associated with, that of the main building or use of land and that is located on the same lot and under the same ownership.	A use that is incidental and subordinate to, and customarily associated with, that of the <b>principal structure</b> or use of land and that is located on the same lot and under the same ownership.	Also occurs in both documents as "Use, Accessory". Consolidate here and replace "main building" with "principal structure" for clarity.
<b>Adult Day Care</b>	-	A facility providing non-residential social, supportive, or health services, or dementia services, any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.	A facility providing non-residential social, supportive, or health services, or dementia services, any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.	New Definition, keep 2RD language.
<b>Adult Uses</b>	All those uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.	All uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.	All uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.	No Change between drafts, keep language.
<b>Affordable Units</b>	Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.	Rental units priced such that the rent (including utilities) shall not exceed 30 percent of the income of a household at 60 percent of area median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5 percent down payment) shall not exceed 30 percent of the income of a household at 70 percent of area median income.	Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.	Originally in Section 11.08: "Median Income" changed to "Area Median Income". Reverted to original language using percent sign rather than word "percent" for readability.
<b>Area Median Income</b>	The income set forth in or calculated based on U.S. Department of Housing and Urban Development regulations, as amended.	The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).	The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).	Originally in Section 11.08: was "Median Income". 2RD definition appears to be more complete.

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<b>Eligible Household</b>	For ownership units, a household whose total income does not exceed 80% of the Median Income of households in the Boston metropolitan area as defined by the U.S. Department of Housing and Urban Development adjusted for household size. For rental units, a household whose total income does not exceed 70% of the Median Income of households in the Boston metropolitan area as defined by the U.S. Department of Housing and Urban Development, adjusted for household size.	For ownership units, a household whose total income does not exceed 80 percent of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70 percent of Area Median Income, adjusted for household size.	For ownership units, a household whose total income does not exceed 80% of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70% of Area Median Income, adjusted for household size.	Originally in Section 11.08: "Area Median Income" replaces longer text regarding HUD. 2RD language is clearer, except "percent" changed to %.
<b>Fair Market Rent</b>	An amount determined by the U.S. Department of Housing and Urban Development, and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program. Said amount is adjusted for unit size and an allowance for utility costs.	An amount determined by the U.S. Department of Housing and Urban Development and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program, adjusted for unit size and with an allowance for utility costs.	An amount determined by the U.S. Department of Housing and Urban Development and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program, adjusted for unit size and with an allowance for utility costs.	Originally in Section 11.08: original sentences combined. 2RD language is more concise.
<b>Alteration</b>	Any construction, reconstruction or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use or location of a building or other structure.	Any construction, reconstruction, or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use, or location of a building or other structure.	Any construction, reconstruction, or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use, or location of a building or other structure.	No Change between drafts, keep language.
<b>Apartment House</b>	A building designed or intended or used as the home or residence of four or more families, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.	A <b>multifamily</b> building designed or intended or used as the home or residence of four or more families, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.	A multifamily building designed or intended or used as the home or residence of four or more families, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.	"Multifamily" added to first line. 2RD language is clearer.
<b>Arlington Redevelopment Board</b>	The Arlington Redevelopment Board which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.	The Arlington Redevelopment Board which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.	The Arlington Redevelopment Board ( <b>ARB</b> ) which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.	"ARB" in Current Version, No Change in definition between drafts. Keep language, adding "ARB" as accepted abbreviation.

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<b>Artisanal Fabrication</b>	Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage, <b>and where the production, operations, and storage of materials related to production occupy no more than 5,000 square feet of gross floor area.</b> Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.	Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.	Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.	Changed by ATM 2017. Language unchanged from 2RD language.
<b>Artistic/Creative Production</b>	Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content & applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.	Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.	Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.	No Change between drafts, keep language.
<b>Assisted Living</b>	A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third party reimbursement from or on behalf of residents to pay for the provision of assistance.	A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third-party reimbursement from or on behalf of residents to pay for the provision of assistance.	A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third-party reimbursement from or on behalf of residents to pay for the provision of assistance.	No Change between drafts, keep language.

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<b>Athletic Facility, Indoor</b>	-	A facility comprised of one or more buildings or structures, with or without seating for spectators, providing accommodations for a variety of individual, organized, or franchised sports, such as but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. The facility may also provide health and fitness club facilities, swimming pool, snack bar, retail sales of related sports, health or fitness items, and other support facilities. <del>(See also, Health Club.)</del>	A facility comprised of one or more buildings or structures, with or without seating for spectators, providing accommodations for a variety of individual, organized, or franchised sports, such as but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. The facility may also provide health and fitness club facilities, swimming pool, snack bar, retail sales of related sports, health or fitness items, and other support facilities.	New Definition. Cross-reference to "Health Club" definition removed as term is directly referenced in text.
<b>Attic</b>	-	An unfinished, non-habitable space immediately below the roof of a <del>main</del> building, typically used for storage or mechanical equipment.	An unfinished, non-habitable space immediately below the roof of a building, typically used for storage or mechanical equipment.	New Definition. "Main" removed as being restrictive.
<b>Auto Body Shop</b>	-	A facility providing major automobile repair services such as repair, rebuilding, and reconditioning of engines or automobiles, or collision services for automobiles, such as body, frame, or fender straightening and repair, or overall painting of automobiles.	A facility providing major automobile repair services such as repair, rebuilding, and reconditioning of engines or automobiles, or collision services for automobiles, such as body, frame, or fender straightening and repair, or overall painting of automobiles.	New Definition. No change from 2RD language.
<b>Awning</b>	A rooflike covering, as of canvas, stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.	A roof-like covering, <del>as of canvas</del> , stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.	A roof-like covering stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.	No Change between drafts. Phrase "as of canvas" removed as being redundant.
<b>Basement</b>	A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is four (4) feet six (6) inches or more above the average finished grade.	A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is four feet six inches or more above the average finished grade.	A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is four feet six inches (4'-6") or more above the average finished grade.	No Substantive Change; dimension appears in text and numerical formats.
<b>Bed and Breakfast</b>	A dwelling in which lodging units are rented and breakfast is served to the people occupying the lodging units, and which has a resident owner or manager.	A dwelling in which lodging units are rented and breakfast is served to the people occupying the lodging units, and which has a resident owner or manager.	A dwelling with a resident owner or manager in which lodging units are rented and breakfast is served to the people occupying the lodging units.	No change between drafts. This definition is modified to read more like "Bed and Breakfast Home".
<b>Bed and Breakfast Home</b>	A bed and breakfast occupied and operated by the owner and in which no more than three lodging units are available for rent	A bed and breakfast occupied and operated by the owner and in which no more than three lodging units are available for rent.	-	No change between drafts. This definition is deleted in favor of keeping "Bed and Breakfast".

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<b>Boarding House</b>	A house in which a regular service of meals is furnished for persons for a remuneration.	-	-	Combined in "Single-Room Occupancy Building"
<b>Boarding Home</b>	(Included with above)	-	-	Combined in "Single-Room Occupancy Building"
<b>Building</b>	A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.	A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.	A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.	No Change between drafts, keep language.
<b>Building Step Back</b>	Upper story building setback provided along all building elevations with street frontage, excluding alleys.	Upper story building setback provided along all building elevations with street frontage, excluding alleys.	Upper story building setback provided along all building elevations with street frontage, excluding alleys.	No Change between drafts, keep language.
<b>Building, Accessory</b>	A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building, or on an adjacent lot in the same ownership.	A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building or an adjacent lot in the same ownership.	A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building or an adjacent lot in the same ownership.	No Change between drafts, keep language.
<b>Building Area</b>	The aggregate of the maximum horizontal cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.	The aggregate of the maximum horizontal cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.	The aggregate of the maximum horizontal cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.	No Change between drafts, keep language.
<b>Building, Attached</b>	A building having any portion of one or more walls in common with adjoining buildings.	A building having any portion of one or more walls in common with adjoining buildings.	A building having any portion of one or more walls in common with adjoining buildings.	No Change between drafts, keep language.
<b>Building Coverage</b>	The building area expressed as a percent of the total lot area.	A building area expressed as a percent of the total lot area.	The building area expressed as a percentage of the total lot area.	Changed "The" to "A". Retain "The" and change "percent" to "percentage".
<b>Building, Detached</b>	A building having open space on all sides.	A building with no structural connection to another building.	A building with no structural connection to another building.	New Wording. Use 2RD language.
<b>Building, Setback Line</b>	The line established by this Bylaw, beyond which a building shall not extend, except as specifically provided by this Bylaw.	The line beyond which a building shall not extend, except as specifically provided by this Bylaw.	The line beyond which a building shall not extend, except as specifically provided by this Bylaw.	Removed first reference to the Bylaw. Use 2RD language.
<b>Building, Nonconforming</b>	A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located.	A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located. (See also, Nonconformance.)	A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located. (See also, Nonconformance.)	Same Definition; added reference. Use 2RD language.

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<b>Building, Principal</b>	A building in which is conducted the principal use of the lot on which it is located.	A building in which is conducted the principal use of the lot on which it is located.	A building in which is conducted the principal use of the lot on which it is located.	No Change between drafts, keep language.
<b>Business or Professional Office</b>	-	A building or portion of a building used to provide direct services to customers or clientele, such as an insurance agency or a real estate office, or a service that involves some specialized skill or knowledge typically obtained through advanced education and training, such as an attorney or architect. The term “business <del>of</del> professional office” shall not include medical office for a physician, dentist, or other health care professionals. (See “Medical Office”.)	A building or portion of a building used to provide direct services to customers or clientele, such as an insurance agency or a real estate office, or a service that involves some specialized skill or knowledge typically obtained through advanced education and training, such as an attorney or architect. The term “business <b>or</b> professional office” shall not include medical office for a physician, dentist, or other health care professionals. (See “Medical Office”.)	New Definition. Use corrected 2RD language.
<b>Carport</b>	A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.	A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.	A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.	No Change between drafts, keep language.
<b>Catering</b>	Provision of prepared food, and sometimes food presentation, service staff and equipment to an off-premises location.	-	-	Definition Dropped in 2RD.
<b>Catering Service</b>	<b>Food preparation at an establishment whose principal use is restaurant or fast-order food establishment, in quantities in excess of individual meal offerings, intended for consumption at an off-premises site.</b>	<b>Facility for the provision of prepared food for delivery and presentation to an off-premises location. Services may include provision of associated service staff and equipment.</b>	Facility for the provision of prepared food for delivery and presentation to an off-premises location. Services may include provision of associated service staff and equipment.	New definition that removes provision that the principal use of the catering establishment be a restaurant or fast-order food establishment. Use 2RD language.
<b>Cellar</b>	A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building. A cellar is not deemed a story.	A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building. A cellar is not deemed a story.	A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building. A cellar is not deemed a story.	No Change between drafts, keep language.
<b>Certificate of Occupancy</b>	A statement signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.	A statement signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.	A statement signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.	No Change between drafts, keep language.

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Child Care Center	-	A facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, preschool, or known under any other similar name, which receives children not of common parentage under seven years of age, or under 16 years of age if they are children with special needs, for nonresidential custody and care during part or all of the day, separate from their parent(s).	A facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, preschool, or known under any other similar name, which receives children not of common parentage under seven years of age, or under 16 years of age if they are children with special needs, for nonresidential custody and care during part or all of the day, separate from their parent(s).	New definition. Use 2RD language.
Club or Lodge	-	A facility owned or operated by a corporation or an organization or association, serving exclusively its membership and guests, for social, intellectual, recreational, or athletic purposes, not primarily conducted for profit or engaged in providing a service that is customarily carried out as a business. (See also, Membership Club.)		New definition - do we need this and membership club? Recommend omitting this definition
Commercial Vehicle	Any truck, including but not limited to step vans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.	Any motor vehicle, trailer, or semitrailer designed or used to carry freight, passengers for a fee, or merchandise for any commercial enterprise, and having a gross weight of more than 10,000 pounds and bearing a commercial license plate. For purposes of this Bylaw, a pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle.	Any truck, including but not limited to step vans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.	Definition changed from being based on visual appearance of commercial use to one based on GVW. Same second sentence. Change affects policy. Revert to current definition, and review proposed change during Phase 2.

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<b>Common Land</b>	A parcel or parcels of open space <b>within the site designated for</b> a planned unit development, maintained and preserved for open uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.	A parcel or parcels of <del>open</del> space in a Planned Unit Development, maintained and preserved for <del>open</del> uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.	A parcel or parcels of <b>outdoor</b> space in a Planned Unit Development, maintained and preserved for <b>outdoor</b> uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.	Removed redundant language. Use 2RD language, changing "open" to "outdoor" to avoid confusion with open space district.
<b>Conservation Land</b>	A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.	A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.	A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.	No Change between drafts, keep language.
<b>Consumer Service Establishment</b>	-	Business such as lawnmower or bicycle repair, upholsterer, small tool and equipment rental, small appliance repair,		New definition, but definition is incomplete
<b>Court</b>	An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.	An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.	An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.	No Change between drafts, keep language.
<b>Court, Inner</b>	A court surrounded on all sides by the exterior walls of a structure.	A court surrounded on all sides by the exterior walls of a structure.	A court surrounded on all sides by the exterior walls of a structure.	No Change between drafts, keep language.
<b>Court, Outer</b>	A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.	A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.	A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.	No Change between drafts, keep language.
<b>Deck</b>	-	A roofless outdoor space built as an <del>aboveground</del> platform projecting from the wall of a building and connected by structural supports at grade or by the building structure.	A roofless outdoor space built as an <b>above-ground</b> platform projecting from the wall of a building and connected by structural supports at grade or by the building structure.	New definition. 2RD language used except hyphen added to separate "above" and "ground".
<b>District</b>	A zoning district as established by Article 3 of this Bylaw.	A zoning district as established by Section 4 of this Bylaw.	A zoning district as established by Section 4 of this Bylaw.	Reference updated. Use 2RD language.



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<b>Dormitory</b>	A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semipermanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.	-	A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semipermanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.	Definition dropped from ZBL in 2DR. Some residential living at private schools in town. Recommend adding original definition back.
<b>Drive-In Food Service Establishment</b>	A fast-order food establishment which provides convenient vehicular access and may provide service to customers while in their vehicles and any fast-order food establishment which provides a greater number of parking spaces than is required by the Zoning Bylaw.	A fast-order food service establishment that provides convenient vehicular access and may provide service to customers while in their vehicles, <del>and any fast-order food establishment which provides a greater number of parking spaces than is required by this Bylaw.</del>	A fast-order food establishment which provides convenient vehicular access and may provide service to customers while in their vehicles and any fast-order food establishment which provides a greater number of parking spaces than is required by the Zoning Bylaw.	No change; "Restaurant, Drive- In Food Service" in 2RD. Keeping original language, but should consider dropping final clause in Phase 2.
<b>Driveway</b>	<del>An open space, which may be paved located</del> on a lot, which is not more than twenty (20) feet in width built for access to a garage, or off-street parking or loading space.	An area on a lot, not more than 20 feet wide, built for access to a garage or an off-street parking or loading space.	An area on a lot, not more than 20 feet (20') wide, built for access to a garage or an off-street parking or loading space.	No substantive change. Numerical distance added to 2RD language.
<b>Duplex House</b>	A building containing two dwelling units joined side by side, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one (1) principal building occupying one (1) lot for the purpose of determining yard requirements.	A building containing two dwelling units joined side by side <del>or front to back</del> , sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purpose of determining yard requirements.	A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purpose of determining yard requirements.	Added phrase "or front to back"; no substantial change. Recommending 2RD language.
<b>Dwelling</b>	A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms "one-family," "two-family," or "multi-family" dwelling shall not include hotel, <del>lodging house</del> , bed and breakfasts, bed and breakfast homes, hospital, membership club, mobile home, <del>or dormitory</del> .	A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms "one-family," "two-family," or "multi-family" dwelling, <del>or single-room occupancy building</del> , shall not include hotel, bed and breakfasts, <del>bed and breakfast homes</del> , hospital, membership club, or mobile home.	A building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families.	Lodging Houses are moved from the excluded category to the included category in 2RD. Recommendation is for simpler language that still maintains stated exclusions. ZBRG to decide whether to proceed with definition.

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<b>Dwelling Unit</b>	One or more living and sleeping rooms providing complete living facilities for the use of one or more individuals constituting a single housekeeping unit, with permanent provisions for living, sleeping, eating, cooking, and sanitation.	One or more living and sleeping rooms providing complete living facilities for the use of one or more individuals constituting a single housekeeping unit, with permanent provisions for living, sleeping, eating, cooking, and sanitation.	A separated portion of a building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one family unit.	No change between drafts. Proposed language is similar to proposed "Dwelling". ZBRG to decide whether to proceed with definition.
<b>Enclosed Entrance (or Vestibule)</b>	-	Anteroom, mudroom, or small foyer or lobby leading into a dwelling unit or a larger space in a nonresidential building such as an entrance hall or interior common area.	Anteroom, mudroom, or small foyer or lobby leading into a dwelling unit or <b>leading into</b> a larger space in a nonresidential building such as an entrance hall or interior common area.	New definition; recommend adding "leading into" before "a larger space" to clarify the meaning.
<b>Erected</b>	The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged and moved.	The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged, and moved.	The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged, and moved.	No change between drafts, keep language.
<b>Essential Services</b>	Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems whether underground or overhead. Facilities necessary for the provision of essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories <b>in connection therewith. Specifically excluded from this definition</b> are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety, or general welfare.	Services provided by a public utility or governmental agency through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, whether underground or overhead. Facilities necessary for providing essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories, but excluding buildings necessary for the furnishing of adequate service by the public utility or governmental agency for the public health, safety, or general welfare.	Services provided by a public utility or governmental agency through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, whether underground or overhead. Facilities necessary for providing essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories, but excluding buildings necessary for the furnishing of adequate service by the public utility or governmental agency for the public health, safety, or general welfare.	No substantive change; two sentences combined. Proceed with 2RD language.

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<b>Family</b>	An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three (3) lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a family. For purposes of controlling residential density, each such group of four (4) individuals shall constitute a single family.	An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a family, up to a maximum of four unrelated individuals. <b>Unrelated residents of a group home are exempt from the four-person limit.</b>	An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a family, up to a maximum of four unrelated individuals. Unrelated residents of a group home are exempt from the four-person limit.	"Family or Household" in 2RD; two sentences combined. Not sure if a large group home should constitute a family or household. Proceed with 2RD language.
<b>Fast-Order Food Establishment</b>	An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.	An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.	An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.	"Restaurant, Fast-Order Food" in 2RD. No change between drafts, keep language.
<b>Flood Map</b>	-	A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance components of the National Flood Insurance Program.	A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance components of the National Flood Insurance Program.	Extracted from definition in Section 11.04. Proceed with proposed 2RD language.
<b>Floodline</b>	The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined and certified by a registered professional engineer, qualified in drainage.	The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined and certified by a registered professional engineer, qualified in drainage.	The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined and certified by a registered professional engineer, qualified in drainage.	No change between drafts, keep language.
<b>Floor Area Ratio</b>	The ratio of the gross floor area to the total area of the lot.	The ratio of the gross floor area to the total area of the lot.	The ratio of the gross floor area to the total area of the lot.	No change between drafts, keep language.

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<b>Frontage</b>	The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.	The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.	The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.	Do through lots have double frontage? Do all lots have a side lot line? These questions should be addressed in Phase 2. No change between drafts, keep language.
<b>Funeral Home</b>	-	A building used for preparing the deceased for burial and arranging and managing funerals. A funeral home may include a funeral chapel.	A building used for preparing the deceased for burial and arranging and managing funerals. A funeral home may include a funeral chapel.	New definition, keep 2RD language.
<b>Garage, Private</b>	Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.	Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.	Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.	No change between drafts, keep language.
<b>Garage, Auto Repair</b>	Any building used for the keeping of motor vehicles and in which a business or industry dealing with the repair or servicing of such vehicles is maintained, but not including body work or painting.	A facility providing maintenance or repair services for automobiles, noncommercial trucks, motorcycles, or recreational vehicles or boats, including the sale, installation, and servicing of equipment and parts, such as muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, or auto detailing or reconditioning of motor vehicles, but not major automobile repair. "Auto Repair Shop" shall not include "Auto Body Shop."	A facility for the general repair of automobiles, motorcycles or noncommercial trucks, including rebuilding, or reconditioning of engines, and the sale, installation, and servicing of equipment and parts.	"Auto Repair Shop" in 2RD. 2RD definition is more a list than a definition. Proposed language is simpler.
<b>Garage, Public</b>	Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.	Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.	Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.	No change between drafts, keep language.

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<b>Gross Floor Area</b>	The sum of the gross horizontal areas of all the floors of a principal building and its accessory building or buildings on the same lot, including basements, as measured from the exterior faces of the exterior walls, or centerlines of walls separating two (2) buildings, including: a. elevator shafts and stairwells on each floor, b. that part of attic space with headroom, measured from subfloor to the bottom of the roof joists, of seven feet three inches or more, except as excluded in (4), below; c. interior mezzanines, and penthouses; d. basements except as excluded in (2), below; and cellars in residential use; e. all weather habitable porches and balconies; and f. parking garages except as excluded in (1), below; but excluding: 1. areas used for accessory parking garages, or off-street loading purposes; 2. that part of basements devoted exclusively to mechanical uses accessory to the operation of the building; 3. open or lattice enclosed exterior fire escapes; 4. attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building; and 5. porches and balconies.	The sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall, and including basements and accessory buildings on the same lot, but excluding underground parking of motor vehicles.	The sum of the horizontal areas of the several stories of a building or buildings, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Refer to Section 5.3 for formula.	Need to provide original formula in Section 5.3. Propose changes to formula in Phase 2 if warranted.
<b>Ground-Mounted Solar Photovoltaic Installation</b>	A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed twenty feet in height.	A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed twenty feet in height.	A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed twenty feet in height.	No change between drafts, keep language.
<b>Group Home</b>	-	A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.	A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.	Formerly Rehabilitation Residence. Proceed with 2RD language.
<b>Health Club</b>	An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.	An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity. <del>(See also, Athletic Facility, Indoor.)</del>	An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.	Added reference to new definition. Removed for clarity. Revert to original definition.

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<b>Height of Building</b>	The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. In the R0, R1 and R2 zoning districts where the lot has a slope in excess of five (5) percent, the height is the vertical distance of the highest point of the roof above the average finished grade of the ground adjoining the building as computed before the building is actually erected. This definition excludes penthouses, bulkheads, and other allowable superstructures above the roof line.	The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property, <del>excluding penthouses, bulkheads, and other allowable superstructures above the roof line.</del>	The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. <a href="#">Refer to Sections 5.3.20 and 5.4.2.B(5) for detailed exceptions.</a>	"Building Height" in 2RD; this is substantively different; needs reference to alternate calculation for sloped lots. Reference added to sections in general text including exceptions.
<b>Home Occupation</b>	An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use. <a href="#">In connection with such use, there is to be no retail sale of merchandise on the premises. Such use shall be carried on by the occupants of the dwelling unit in compliance with the provisions of Section 5.05 and shall not in any manner change the residential character of the building.</a> Home occupations do not include such uses as barber shops, beauty parlors, commercial stables or kennels, real estate or insurance offices, teaching of more than three pupils simultaneously, and in the case of musical instruction, more than one pupil at a time.	An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use.	An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use <a href="#">which does not include retail sale of merchandise on the premises nor alter the residential character of the lot or building.</a>	Only first sentence is maintained between drafts. The 2RD definition would seem to permit many uses currently prohibited under the current definition. Final phrase similar to current language added back to 2RD definition.
<b>Hospital</b>	An institution certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.	An institution <a href="#">licensed by the Commonwealth of Massachusetts</a> and certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.	An institution licensed by the Commonwealth of Massachusetts and certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.	Added reference to Mass licensing of hospitals; no substantive change. Proceed with 2RD language.
<b>Hospital, Veterinary</b>	A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.	A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.	A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.	No change between drafts, keep language.

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<b>Hotel</b>	A building or any part of a building containing rooming units without individual cooking facilities except for coffee makers, cook plates, and microwave ovens for transient occupancy and having a common entrance or entrances; and including an inn, motel, motor inn and tourist court, but not including a boarding house, lodging house or rooming house.	A building or any part of a building containing rooming units without individual cooking facilities except for coffee makers, cook plates, and microwave ovens for transient occupancy and having a common entrance or entrances; and including an inn, motel, motor inn and tourist court, but not including a single-room occupancy building.	Alternative, simpler definition: A building in which lodging is offered for compensation, with or without associated amenities.	No substantive change; uses new combined definition for "Single-room Occupancy Building." Definition is cumbersome list. Simplification should be discussed.
<b>Inspector of Buildings</b>	Inspector of Buildings, Arlington, Massachusetts.	Inspector of Buildings, Arlington, Massachusetts.	Inspector of Buildings, Arlington, Massachusetts.	No change between drafts, keep language.
<b>Junk</b>	Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.	Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.	Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.	No Change between drafts, keep language.
<b>Junk Yard</b>	The use of more than two hundred (200) square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.	The use of more than 200 square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.	The use of more than 200 square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.	No Change between drafts, keep language.
<b>Loading Space</b>	An off-street space at least twelve (12) feet in width, fifty (50) feet in length and with a vertical clearance of at least fourteen (14) feet, having an area of not less than one thousand three hundred (1,300) square feet which includes access and maneuvering space used exclusively for loading and unloading of goods and materials from one vehicle. The dimensions of the loading space may be reduced by the Inspector of Buildings to not less than three hundred (300) square feet which includes access and maneuvering space, when it is clearly evident that service vehicles utilizing said space will not require the area listed above.	An off-street space used exclusively for loading and unloading of goods and materials from one vehicle.	An off-street space used exclusively for loading and unloading of goods and materials from one vehicle.	The regulation has been removed from the definition. I have not found where this has been included in the 2RD . Should be included in 6.1.11. Retain 2RD language.

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<b>Lodging Unit</b>	One or more rooms for the semipermanent use of one, two or three individuals not living as a single housekeeping unit and not having cooking facilities. A "Lodging Unit" shall include rooms in boarding houses, bed and breakfasts, bed and breakfast homes, lodging houses, tourist homes or rooming houses. It shall not include convalescent, nursing or rest homes; dormitories of charitable, educational or philanthropic institutions; or apartments or hotels.	-	-	Combined in "Single-Room Occupancy Building"
<b>Lot</b>	An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds. A series of two or more attached and/or semi-detached dwellings may under certain conditions be considered to occupy a single lot regardless of ownership.	An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.	An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.	Second sentence omitted as it appears to be unrelated to the matter of the definition. Proceed with 2RD language.
<b>Lot, Corner</b>	A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than one hundred thirty-five (135) degrees.	A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle <del>or</del> intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than 135 degrees.	A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle <del>of</del> intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than 135 degrees.	No change between drafts, keep language.
<b>Lot, Interior</b>	A lot, the side lines of which do not abut on a street.	A lot, the side lines of which do not abut on a street.	A lot, the side lines of which do not abut on a street.	No change between drafts, keep language.
<b>Lot Line, Front</b>	The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.	The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.	The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.	No change between drafts, keep language.



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<b>Lot Line, Rear</b>	Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.	Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.	Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.	No change between drafts, keep language. There has been some confusion about how to apply this definition to odd lots. It is also unclear if a lot has to have a rear lot line. These questions should be addressed in Phase 2.
<b>Lot Line, Side</b>	Any lot line not a front or rear lot line.	Any lot line not a front or rear lot line.	Any lot line not a front or rear lot line.	No change between drafts, keep language.
<b>Lot, Nonconforming</b>	A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw.	A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw.	A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw.	No change between drafts, keep language.
<b>Lot, Through</b>	A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.	A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.	A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.	No change between drafts, keep language. There is some confusion about how this applies to corner lots that are also through lots. Also, can a lot line be both a rear and front lot line. This should be addressed in Phase 2.
<b>Manufacturing, Light</b>	-	The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging products, and incidental storage, sales, and distribution of the same, but excluding basic industrial processing, custom manufacturing, or artisanal fabrication.	The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging products, and incidental storage, sales, and distribution of the same, but excluding basic industrial processing, custom manufacturing, or artisanal fabrication.	New definition, keep 2RD language.
<b>Marquee</b>	A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.	A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.	A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.	No change between drafts, keep language.
<b>Medical Office or Clinic</b>	-	A building or portion of a building containing offices and facilities for providing medical, dental, psychiatric, and related health care services for outpatients only. "Medical office or clinic" shall not include a hospital.	A building or portion of a building containing offices and facilities for providing medical, dental, psychiatric, and related health care services for outpatients only. "Medical office or clinic" shall not include a hospital.	New definition, keep 2RD language.

Term	Existing Zoning Bylaw Definition (Changes to 2RD in red)	Second Reading Draft (2RD) Definition (Changes from Current Code in red) (Phrases being dropped are crossed out)	Proposed Zoning Bylaw Definition (Changes from 2RD in blue)	Notes
<b>Medical Marijuana Treatment Center</b>	A not-for-profit establishment registered with the Commonwealth, also known as a “registered marijuana dispensary” (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes.	A not-for-profit establishment registered with the Commonwealth, also known as a “registered marijuana dispensary” (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes <del>”</del> .	A not-for-profit establishment registered with the Commonwealth, also known as a “registered marijuana dispensary” (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes.	No practical change between drafts. Typo corrected.
<b>Membership Club</b>	A social, sports, or fraternal association or organization which is used exclusively by members and their guests.	A social, sports, or fraternal association or organization which is used exclusively by members and their guests.	A social, sports, or fraternal association or organization which is used exclusively by members and their guests.	No change between drafts, keep language.
<b>Mixed Use</b>	A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.	A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.	A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.	No change between drafts, keep language.
<b>Nonconformance</b>	-	A condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of this Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.	A condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of this Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.	New definition, proceed with 2RD language.
<b>Notice</b>	Temporary signs erected by a person, a town committee, student organization or non-profit organization for the purpose of advertising an individual yard sale, non-commercial public event, or lost pet.	-		Omitted with relocation of sign ordinance.

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<b>Office</b>	A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts his professional business.	A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts a professional business.	A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts a professional business.	No change between drafts, keep language.
<b>Open Space</b>	A yard including sidewalks, swimming pools, terraced areas, patios, playcourts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.	A yard including sidewalks, swimming pools, terraced areas, patios, playcourts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.	A yard including sidewalks, swimming pools, terraced areas, <del>decks</del> , patios, playcourts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.	No change between drafts. Would like to get away from "Open Space" to prevent confusion with district of same name. Now that there is a definition for deck, that should be added to the list. Should this definition be removed?
<b>Open Space, Landscaped</b>	Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.	<del>Open space</del> designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.	<b>Yard area</b> designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet (10') above the level of the lowest story used for dwelling purposes.	No change between drafts. Recommending change to term away from "Open Space"

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<b>Open Space, Usable</b>	The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation including swimming pools, tennis courts or similar facilities, for garden or for household service activities such as clothes drying; which space is at least 75 percent open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 percent of the area has a grade of less than eight (8) percent and (2) no horizontal dimension is less than 25 feet.	The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, for garden or for household service activities such as clothes drying; which space is at least 75 <del>percent</del> open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 <del>percent</del> of the area has a grade of less than <del>eight percent</del> , and (2) no horizontal dimension is less than 25 feet. <i>For newly constructed single- , two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.</i>	The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, <i>or</i> for garden or for household service activities such as clothes drying; which space is at least <b>75%</b> open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet <b>(10')</b> above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least <b>75%</b> of the area has a grade of less than <b>8%</b> , and (2) no horizontal dimension is less than 25 feet <b>(25')</b> . For newly constructed single- , two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet <b>(20')</b> .	No substantive change between drafts. Added text is from TM 2017. "Or" added for clarity. Recommending change to term away from "Open Space."
<b>Outdoor Storage Area</b>	A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.	A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.	A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.	No change between drafts, keep language.
<b>Owner</b>	The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.	The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.	The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.	No change between drafts, keep language.
<b>Parking, Accessory</b>	Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in <b>Article 8</b> .	Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in <b>Section 6 of this Bylaw</b> .	Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in Section 6 of this Bylaw.	No Change beyond reference to renumbered section. Proceed with 2RD language.
<b>Penthouse</b>	An enclosed structure above the roof of a building, other than a roof structure, extending not more than twelve (12) feet above the roof and occupying not more than thirty-three and one-third (33-1/3) percent of the roof area.	An enclosed structure above the roof of a building, other than a roof structure, extending not more than 12 feet above the roof and occupying not more than 33 1/3 percent of the roof area.	An enclosed structure above the roof of a building, other than a roof structure, extending not more than 12 feet above the roof and occupying not more than 33 1/3 percent of the roof area.	No change between drafts, keep language.

Guide to Arlington Zoning Bylaw Recodification - Definitions

Term	Existing Zoning Bylaw Definition (Changes to 2RD in red)	Second Reading Draft (2RD) Definition (Changes from Current Code in red) (Phrases being dropped are crossed out)	Proposed Zoning Bylaw Definition (Changes from 2RD in blue)	Notes
Personal Service Establishment	-	<del>Business such as</del> a barber shop, hair salon, nail salon, drop-off/pick-up dry cleaning business or self-serve laundry, tailor, shoe repair shop.	Retail establishments primarily engaged in providing individual services generally related to personal needs such as but not limited to a barber shop, hair salon, nail salon, drop-off/pick-up dry cleaning business or self-serve laundry, tailor, or shoe repair shop.	New definition. Suggest changes as noted.
Planned Development	A development involving the construction of two or more principal buildings on the same lot for any permitted use.	-	-	Changed to "Planned Unit Development"
Planned Unit Development	-	A development under unified control designed and planned to be constructed in a single operation or by a series of scheduled construction phases according to a special permit and an approved site development plan to accommodate <del>more than one land use</del> .	A development under unified control designed and planned to be constructed in a single operation or by a series of scheduled construction phases according to a special permit and an approved site development plan to accommodate one or more land uses.	New definition seems to preclude multiple buildings for the same use which was previously allowed. Language modified to allow one or more uses.
Porch	-	A covered area projecting from and structurally connected to a building.	A covered area projecting from and structurally connected to a building.	New Definition. Proceed with 2RD language.

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<b>Recreational Trailer or Vehicle</b>	A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following: a. Travel Trailer: A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed forty-five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet. b. Pick-Up Camper: A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted. c. Motorized Camper: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle. d. Tent Trailer: A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling. e. Boat Trailer: A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.	A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following: <b>a. Travel Trailer: A vehicular, portable dwelling unit built on a chassis, being of 4,500 pounds, or being of any weight provided its overall length does not exceed 28 feet.</b> b. Pick-Up Camper: A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted. c. Motorized Camper: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle. d. Tent Trailer: A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling. e. Boat Trailer: A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.	A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following: a. Travel Trailer: A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed forty-five hundred pounds, or being of any weight provided its overall length does not exceed twenty-eight feet <b>(28')</b> . b. Pick-Up Camper: A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted. c. Motorized Camper: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle. d. Tent Trailer: A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling. e. Boat Trailer: A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.	Change only in the Travel Trailer definition. Original text was clearer. Revert to to original. is this really a zoning issue?
<b>Rehabilitation Residence</b>	For the purposes of this Bylaw, a building licensed or operated by the Commonwealth of Massachusetts as a Group Residence to provide residential care of alcoholic, drug or mental patients.	-	-	Changed to "Group Home" with new language.
<b>Repair</b>	With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use or location of a structure.	With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use, or location of a structure.	With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use, or location of a structure.	No change between drafts, keep language.

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<b>Research and Development Activities</b>	Establishments used primarily for research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.	<del>An establishment</del> used primarily for research, development, or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.	An establishment used primarily for research, development, or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.	No substantive change; change from plural to singular. Proceed with 2RD language.
<b>Restaurant</b>	An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.	An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.	An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.	No change between drafts, keep language.
<b>Right-of-Way</b>	-	The line determining the public limit or ownership on a street or highway.	The line determining the public limit or ownership on a street or highway.	New Definition. Proceed with 2RD language.
<b>Rooming or Lodging House</b>	A building containing four or more lodging units.	-	-	Combined in "Single-Room Occupancy Building"
<b>Service Station</b>	A building or part thereof with no more than three service bays whose chief activity is the selling of gasoline, oil and related products for motor vehicles or the provision of lubricating service, car washing services or auto repair limited to: tire servicing and repair, but not recapping or regrooving, replacement of miscellaneous parts and minor adjustments to parts or motor not involving removal of head, crankcase or racing motor.	A building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, and where repair service, if any, is incidental and limited to a maximum of three bays for routine automobile maintenance such as lubricating services or tire servicing and repair, or ordinary auto care such as a car wash; excluding services such as auto detailing, reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. As used in this Bylaw, "Automobile Service Station" shall not include "Auto Repair Shop" or "Auto Body Shop."	<del>A building, structure or land use primarily for the dispensing or sale of automotive fuels, oils or accessories, including lubrication or automobiles and replacement or installation of parts and accessories.</del>	"Automobile Service Station" in 2RD. The title should be changed to "Auto Service Station" to better align with similar definitions. Group auto-related uses together in document. Provide simpler text without long list of services.
<b>Setback</b>	The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded by <b>Section 6.19</b> .	The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded in <b>Section 5</b> .	The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded in Section 5.	No Change, section reference updated. Proceed with 2RD language.

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Shared Vehicle	A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.	A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.	A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.	No change between drafts, keep language.
Sign	Any permanent structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction. <b>This definition shall include signs located within a window when illuminated.</b> Marquees, canopies, clocks, thermometers and calendars shall be subject to the provisions when used in conjunction with signs as defined above. <b>A sign shall be painted, posted or otherwise securely affixed to a substantial intermediate removable surface and, except for free-standing signs, such surface shall be securely affixed to the face of the building front, which can be street or parking lot frontage, but shall be in a single, unbroken plane. The foregoing shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth of an inch. The material of the sign and intermediate surface and the manner of affixation of the sign to the intermediate surface and of the intermediate surface to the wall of the building shall be subject to the approval of the Building Inspector for the purpose of protecting the safety of the public.</b>	<del>Any permanent</del> structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, <b>including illuminated signs within a window.</b> Marquees, canopies, clocks, thermometers, and calendars shall be subject to the provisions <b>of the Sign Bylaw (Title V, Article 1 of the Bylaws of the Town of Arlington)</b> when used in conjunction with signs as defined above.	Any structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, including illuminated signs within a window. <b>Awnings</b> , marquees, canopies, clocks, thermometers, and calendars shall be subject to the provisions of the Sign Bylaw (Title V, Article 1 of the Bylaws of the Town of Arlington) when used in conjunction with signs as defined above.	This is a significant change, but it is there to move the signs out of the ZBL. Couldn't a sign be temporary? Listed definition assumes relocation of sign bylaws.



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<b>Sign, Accessory</b>	Any sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the person occupying the premises, the business transacted on the premises, and directional or parking instructions, or the sale or letting of the premises or any part thereof.	-	-	Omitted with relocation of sign ordinance.
<b>Sign Area, Area of a Sign, Signage</b>	The entire area within a single continuous perimeter, and a single plane, composed of a square, circle or rectangle which encloses the extreme limits of the advertising message or announcement or wording together with any frame, background, trim or other integral part of the display excluding the necessary supports or uprights on which such sign is placed. Sign area of a standing or pole sign is the entire area of one side of such sign such that two faces which are back to back are counted only once for the purposes of standing or pole sign area.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Awning</b>	A sign applied directly to or incorporated as part of an awning.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Bracket</b>	A sign mounted perpendicular to the building by means of a bracket, the design of which is meant to be decorative and integral to the sign's design, below which hangs the sign in a manner to withstand public or property damage from wind.	-	-	Omitted with relocation of sign ordinance.
<b>Sign Canopy</b>	Rooflike covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Facing or Face</b>	The surface of a sign board, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Freestanding</b>	A sign not a part of or attached to any building but generally located elsewhere on a lot.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Ground</b>	A free-standing sign located on or close to the ground, the top of which shall not be higher than four (4) feet above the ground.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Permanent</b>	Any sign as defined above, intended to be erected and maintained for more than sixty (60) days.	-	-	Omitted with relocation of sign ordinance.

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<b>Sign, Portable</b>	A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailered signs but excluding signs affixed to or painted on a vehicle.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Projecting</b>	Any sign which is attached to a building or other structure and any part of which projects more than twelve (12) inches from the wall surface of that portion of the building or structure in front of which the sign is positioned.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Roof</b>	Any sign erected, constructed and maintained upon or over the roof of any building.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Standing or Pole</b>	A free-standing sign not exceeding fifteen (15) feet in height with eight (8) feet of clearance under the sign area and erected upon supporting devices or stands.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Temporary</b>	Any sign, including its supporting structure intended to be maintained for a continuous period not to exceed sixty (60) days.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Wall</b>	A sign not exceeding four (4) feet in height securely affixed to a wall projecting no more than twelve (12) inches from and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached. A wall sign shall be no higher than the lowest of the following: (a) twenty-five (25) feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or (c) the cornice line of the building at the building line. If attached to a parapet, a sign shall not exceed the height of the parapet.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Primary Wall</b>	A sign on the building face fronting on a street or parking lot frontage.	-	-	Omitted with relocation of sign ordinance.
<b>Sign, Secondary Wall</b>	A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign. The cumulative area of all secondary wall signs shall not exceed fifty (50) percent of the maximum possible area of the primary wall sign.	-	-	Omitted with relocation of sign ordinance.

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<b>Signs, Window</b>	Signs intended to be viewed from the exterior that are painted or posted on an interior transparent or translucent surface including windows and doors, or interior to and within 12 inches of such a surface. The area of a window sign shall not exceed 25 % of the area visible from the exterior of the building.	-	-	Omitted with relocation of sign ordinance.
<b>Single-Room Occupancy Building</b>	-	A building with <del>four</del> or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term "single- room occupancy building" shall not include apartments, hotels or motels, <del>or</del> nursing homes, or dormitories of charitable, educational, or philanthropic institutions.	A building with <b>three</b> or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term "single- room occupancy building" shall not include apartments, hotels or motels, nursing homes, or dormitories.	Per comments we received on the first draft, this term merges and replaces "lodging house" and "boarding house" in the existing ZBL. It may involve a policy change because the existing definitions for boarding house and lodging house have different number of room limitations. Number of rooms reduced to three, and dormitory qualifiers removed.
<b>Special Permit</b>	A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the <b>Board</b> and in accordance with provisions of <b>Article 10</b> .	A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of <b>the Zoning Board of Appeals or Arlington Redevelopment Board, as applicable</b> , and in accordance with provisions of Section 3 of this Bylaw.	A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Zoning Board of Appeals or Arlington Redevelopment Board, as applicable, and in accordance with provisions of Section 3 of this Bylaw.	No substantive change, includes reference to both SPGA's. Proceed with 2RD language.
<b>Special Permit Granting Authority</b>	The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under <b>Section 11.06 of the Zoning Bylaw</b> , the Arlington Redevelopment Board.	The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under <b>Section 3 of this Bylaw</b> , the Arlington Redevelopment Board.	The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 3 of this Bylaw, the Arlington Redevelopment Board.	No substantive change; section updated. Proceed with 2RD language.
<b>Story</b>	The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its ceiling is four (4) feet six (6) inches or more above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and not used for human occupancy.	The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its ceiling is four feet six inches or more above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and not used for human occupancy.	The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its ceiling is four feet six inches or more above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and not used for human occupancy.	No change between drafts, keep language.

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<b>Story, Half</b>	A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area has a clear height of seven feet three inches or more.	A story which is under a gable, hipped, or gambrel roof, measured from the underside of the roof rafters to the finished floor below.	A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof rafters to the finished floor below has a clear height of seven feet three inches or more.	This seems to be missing a big piece of the original definition. ISD had requested inclusion of where to measure. Recommended language includes both aspects.
<b>Street</b>	A public or private way which is 27 or more feet in right-of-way width which is accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.	A public or private way which is 27 or more feet in right- of-way width which is accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.	A public or private way which is 27 feet (27') or more in right- of-way width which is accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.	No change between drafts. Changing word order for clarification.
<b>Structure</b>	A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelters, piers, wharves, bin, fence, sign, or the like.	A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, <del>shelters, piers, wharves</del> , bin, fence, sign, or the like.	A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, <del>shelter, pier, wharf</del> , bin, fence, sign, <del>shed</del> , or the like.	Recommend making all terms singular, adding shed, and keeping retaining wall.
<b>Three-Family Dwelling</b>	A house containing three (3) dwelling units.	A house containing three dwelling units.	A house containing three dwelling units.	No change between drafts, keep language.
<b>Town House Structure</b>	A row of at least three (3) one-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire wall or walls. Each unit in the row, or town house, may be owned by a separate owner and shall have its own at grade access.	A row of at least three one-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire wall or walls <del>an</del> , where each unit has its own at-grade access.	A row of at least three one-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire wall or walls, <del>and</del> where each unit has its own at-grade access.	No substantive change; typo corrected.
<b>Tract</b>	-	A unit or contiguous units of land under single ownership or control.	A unit or contiguous units of land under single ownership or control.	New Definition. Proceed with 2RD language.
<b>Trailer</b>	Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable by virtue of having its wheels removed or skirts attached, shall not be considered a building for the purposes of this Bylaw.	Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable by virtue of having its wheels removed or skirts attached, shall not be considered a building for the purposes of this Bylaw.	Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable by virtue of having its wheels removed or skirts attached, shall not be considered a building for the purposes of this Bylaw.	No change between drafts, keep language.
<b>Two-Family Dwelling</b>	A house containing two (2) dwelling units, in which part of one dwelling unit is over part of the other dwelling unit. (See Duplex House.)	A house containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.	A house containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.	No substantive change; reference to "Duplex" removed. Proceed with 2RD language.

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<b>Use</b>	The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.	The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.	The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied, or maintained.	No Change; add Oxford Comma
<b>Use, Accessory</b>	A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.	A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal <del>structure</del> use.	A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.	No Change; There is a typo in the new definition. The last word should be "structure".
<b>Use, Nonconforming</b>	A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw.	A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw. (See also, Nonconformance.)	A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw. (See also, Nonconformance.)	No Change; added reference to other section. Proceed with 2RD language.
<b>Use, Principal</b>	The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained under this Bylaw.	The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained under this Bylaw.	The main or primary purpose for which a structure or lot is designed, arranged, or intended, or for which it may be used, occupied, or maintained under this Bylaw.	No Change; add Oxford Comma
<b>Use, Substantially Different</b>	A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment or similar characteristics from the use to which it is being compared.	A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment or similar characteristics from the use to which it is being compared.	A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment, or similar characteristics from the use to which it is being compared.	No Change; add Oxford Comma
<b>Variance</b>	Such departure from the terms of this Bylaw as the ZBA, upon appeal in specific cases, is empowered to authorize under the terms of Article 10.	A departure from the terms of this Bylaw as the Board of Appeals may authorize under this Bylaw and G.L. c. 40A, § 10.	A departure from the terms of this Bylaw as the Board of Appeals may authorize under this Bylaw and G.L. c. 40A, § 10.	No substantive change between drafts. Proceed with 2RD language.
<b>Wireless Communications Facility</b>	An assemblage of equipment intended to receive and/or transmit radio waves for the purpose of providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.	An assemblage of equipment intended to receive and/or transmit radio waves for the purpose of providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.	An assemblage of equipment intended to receive and/or transmit radio waves for the purpose of providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.	No change between drafts, keep language.

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<b>Yard</b>	An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall <b>or building part not specifically excluded by Section 6.19</b> and a lot line. Structures <b>which</b> are below the finished lot grade, <b>including shelters for nuclear fallout</b> shall not be deemed to occupy required yards.	An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall <b>(or building part not specifically excluded under this Bylaw)</b> and a lot line. Structures <b>that</b> are below the finished lot grade shall not be deemed to occupy required yards.	An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall (or building part not specifically excluded under this Bylaw) and a lot line. Structures that are below the finished lot grade shall not be deemed to occupy required yards.	No substantive change
<b>Yard, Front</b>	A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.	A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.	A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.	No change between drafts, keep language.
<b>Yard, Rear</b>	A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.	A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.	A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.	No change between drafts, keep language.
<b>Yard, Side</b>	A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.	A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.	A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.	No change between drafts, keep language.
<b>ZBA</b>	The Zoning Board of Appeals of the Town of Arlington, Massachusetts.	The Zoning Board of Appeals of the Town of Arlington, Massachusetts <b>(“Board of Appeals”)</b> .	The Zoning Board of Appeals of the Town of Arlington, Massachusetts <b>(“Board of Appeals”)</b> .	"Zoning Board of Appeals" in 2RD. Proceed with 2RD language.
<b>Shed</b>	-	-	A small accessory structure used for the storage of tools or equipment.	
<b>Phased Project</b>	-	-	A project on one lot, or two or more adjoining lots in common ownership or common control for which special permits or building permits are sought within a period of two years from the first date of application for any special or building permits for the Project.	From original affordable housing section of ZBL; was "Phase or Segmented Project."
<b>Single Family Dwelling</b>	-	-	A house containing only one dwelling unit.	Term was undefined.